

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 351

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$159,900	\$200,200	\$360,100	\$388,700	92.6%	11.78%
2004 Value	\$170,200	\$214,300	\$384,500	\$388,700	98.9%	10.56%
Change	+\$10,300	+\$14,100	+\$24,400		+6.3%	-1.22%
% Change	+6.4%	+7.0%	+6.8%		+6.8%	-10.36%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.22% and -10.36% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$166,800	\$198,400	\$365,200
2004 Value	\$177,500	\$214,700	\$392,200
Percent Change	+6.4%	+8.2%	+7.4%

Number of one to three unit residences in the Population: 3644

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses that have less than 1000 square feet of above grade living area were at a lower assessment ratio (assessed value / sale price) than other properties and needed a greater upward adjustment than other properties in the area. Properties with houses in good or very good condition had a higher assessment ratio than other properties in the area and needed less upward adjustment than other properties.

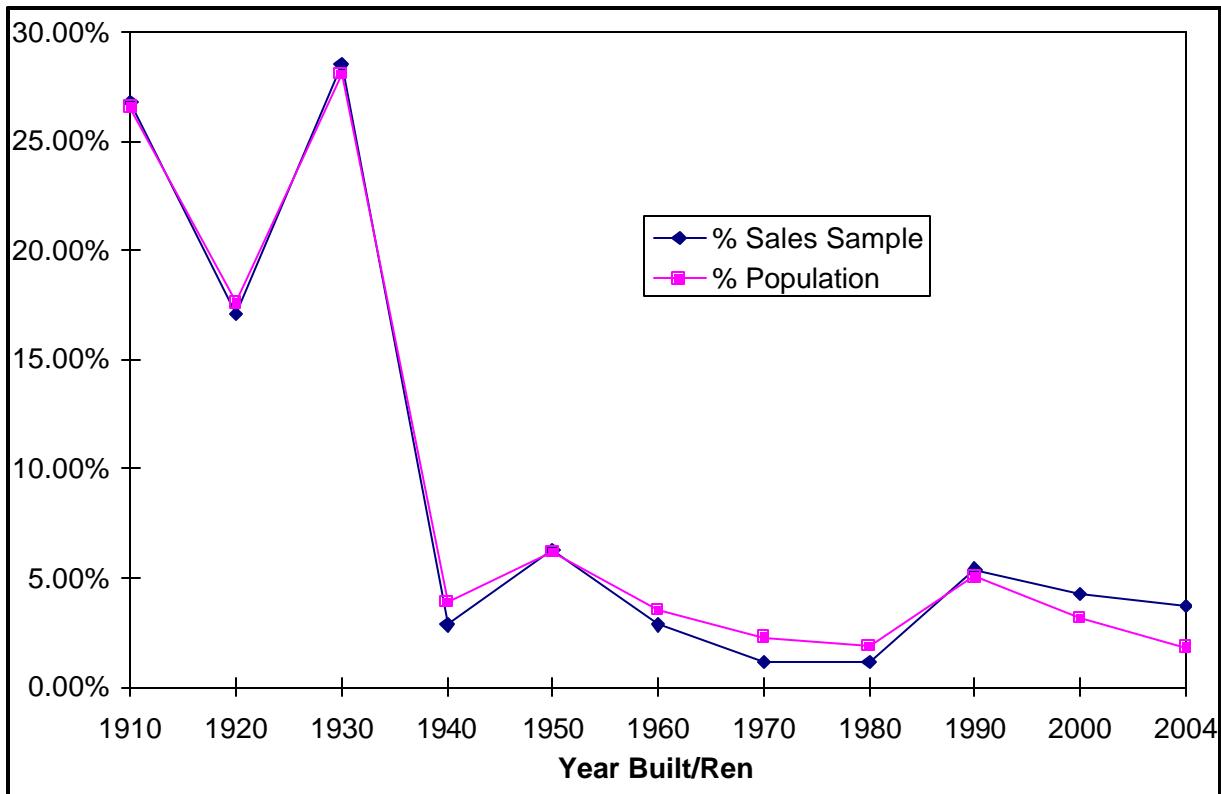
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	94	26.78%
1920	60	17.09%
1930	100	28.49%
1940	10	2.85%
1950	22	6.27%
1960	10	2.85%
1970	4	1.14%
1980	4	1.14%
1990	19	5.41%
2000	15	4.27%
2004	13	3.70%
	351	

Population		
Year Built/Ren	Frequency	% Population
1910	968	26.56%
1920	642	17.62%
1930	1023	28.07%
1940	141	3.87%
1950	226	6.20%
1960	128	3.51%
1970	83	2.28%
1980	68	1.87%
1990	184	5.05%
2000	115	3.16%
2004	66	1.81%
	3644	

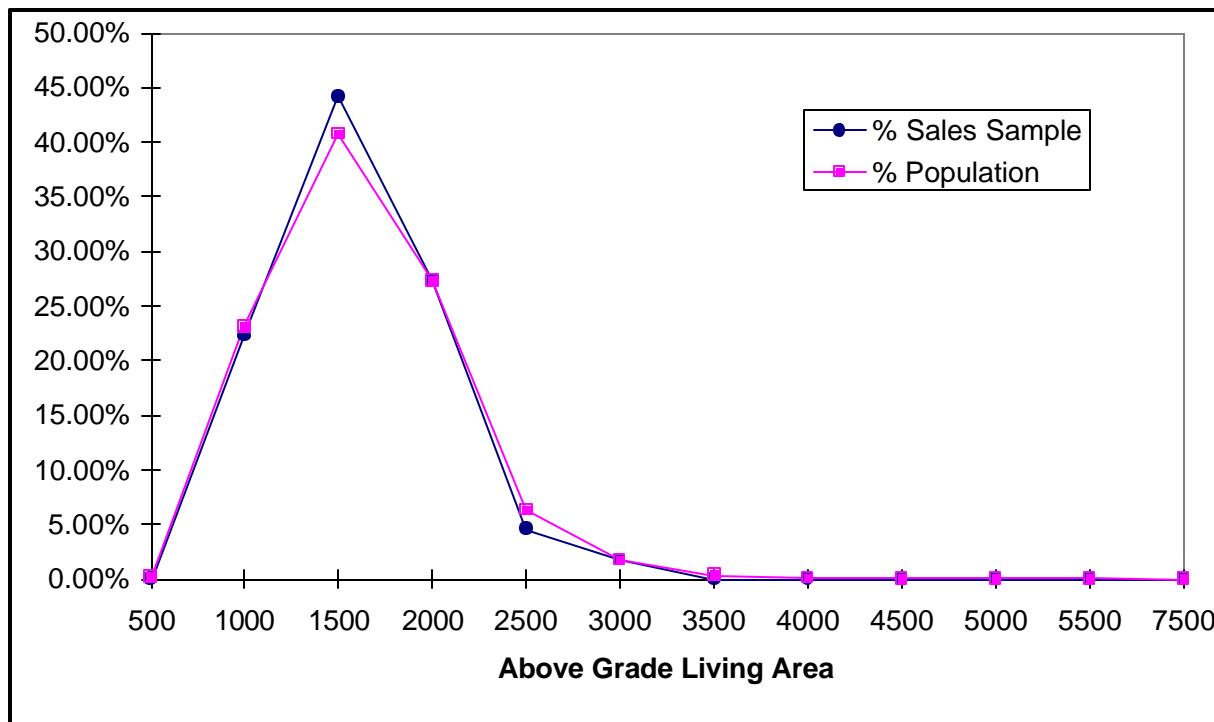


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	78	22.22%
1500	155	44.16%
2000	96	27.35%
2500	16	4.56%
3000	6	1.71%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	351	

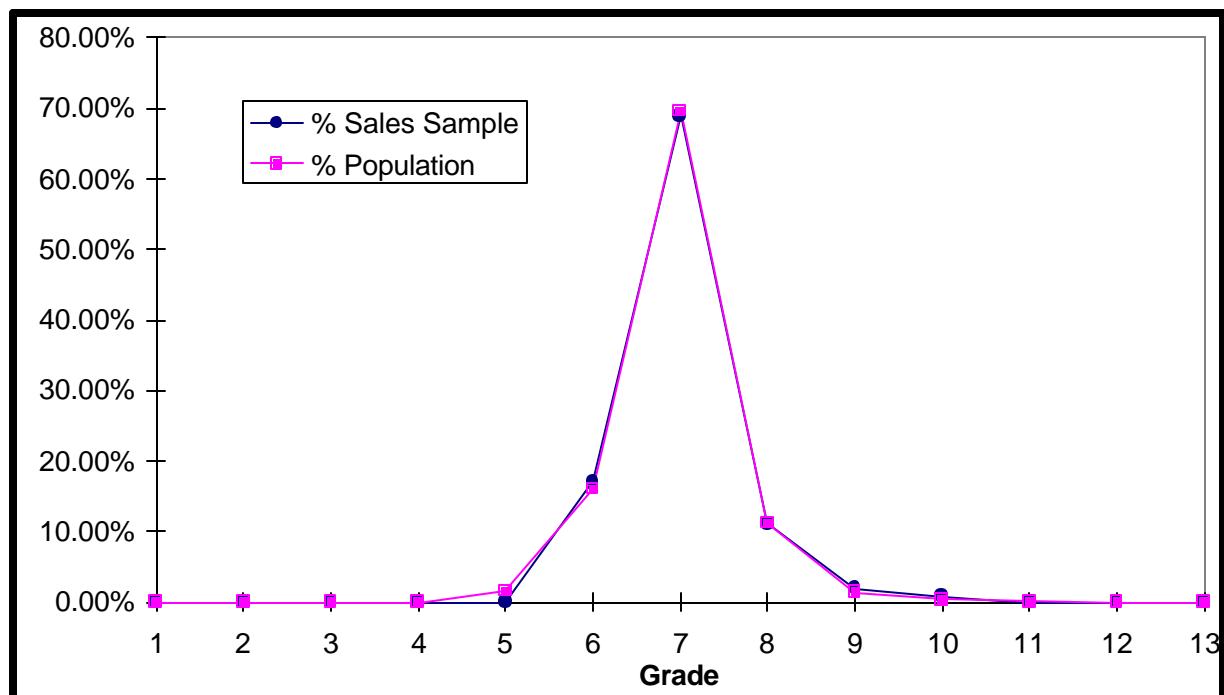
Population		
AGLA	Frequency	% Population
500	7	0.19%
1000	842	23.11%
1500	1487	40.81%
2000	996	27.33%
2500	231	6.34%
3000	64	1.76%
3500	12	0.33%
4000	2	0.05%
4500	1	0.03%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3644	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

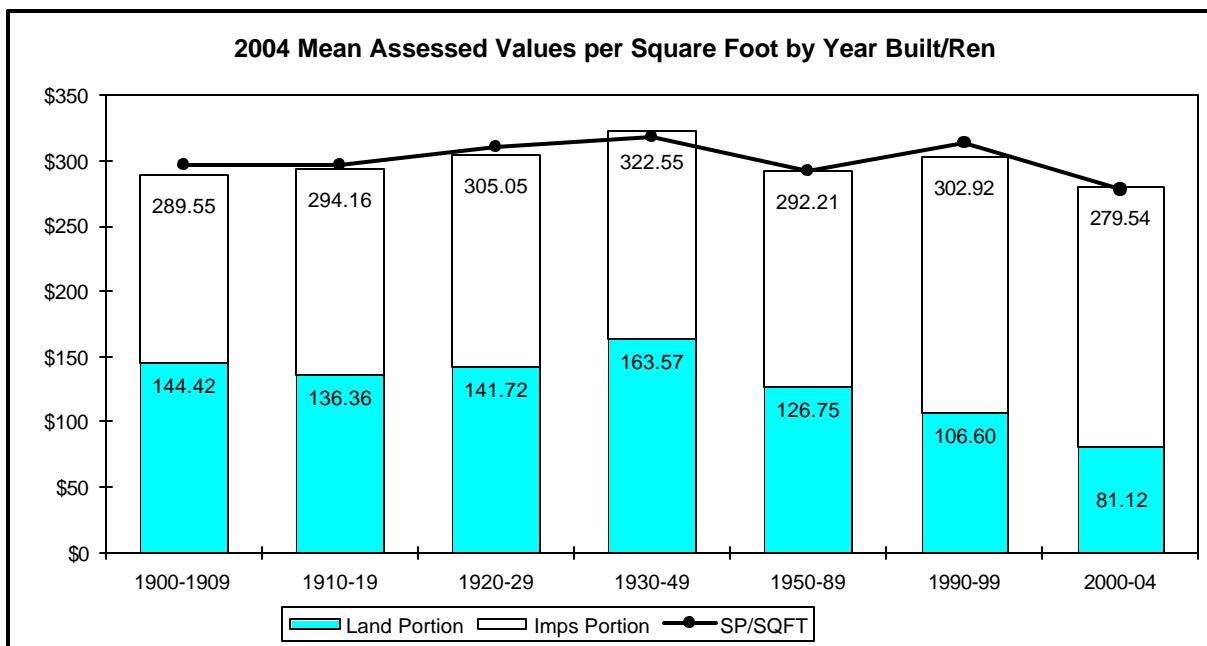
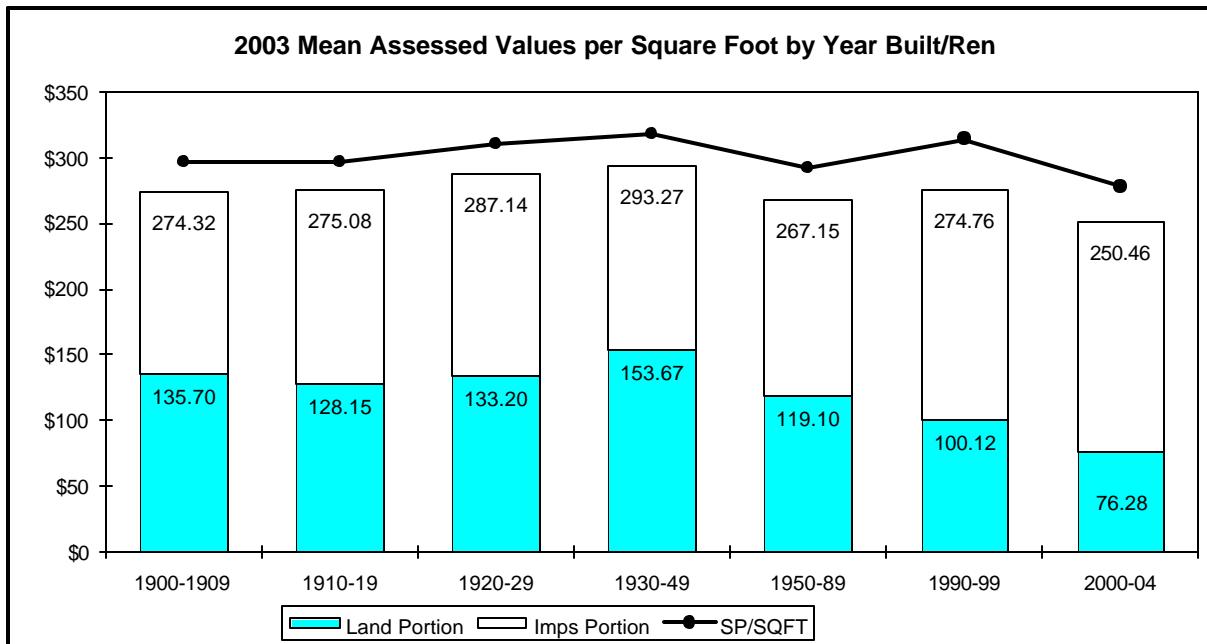
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	57	1.56%
6	60	17.09%	6	582	15.97%
7	242	68.95%	7	2536	69.59%
8	39	11.11%	8	406	11.14%
9	7	1.99%	9	51	1.40%
10	3	0.85%	10	11	0.30%
11	0	0.00%	11	1	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		351			3644



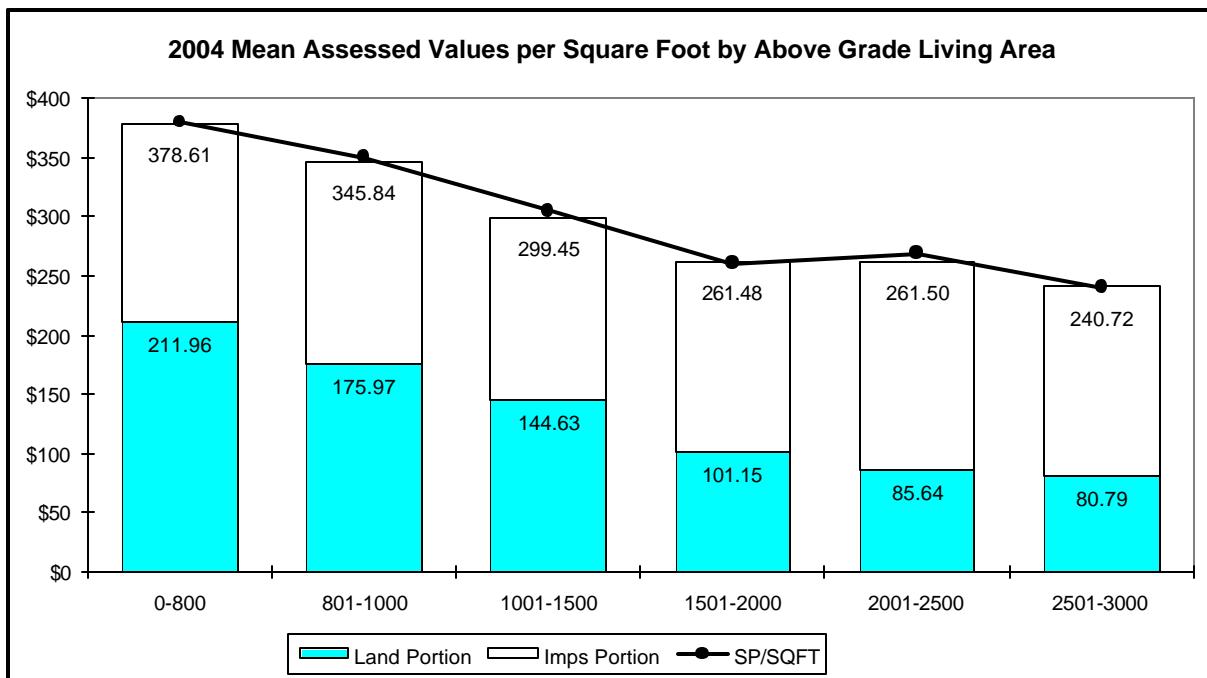
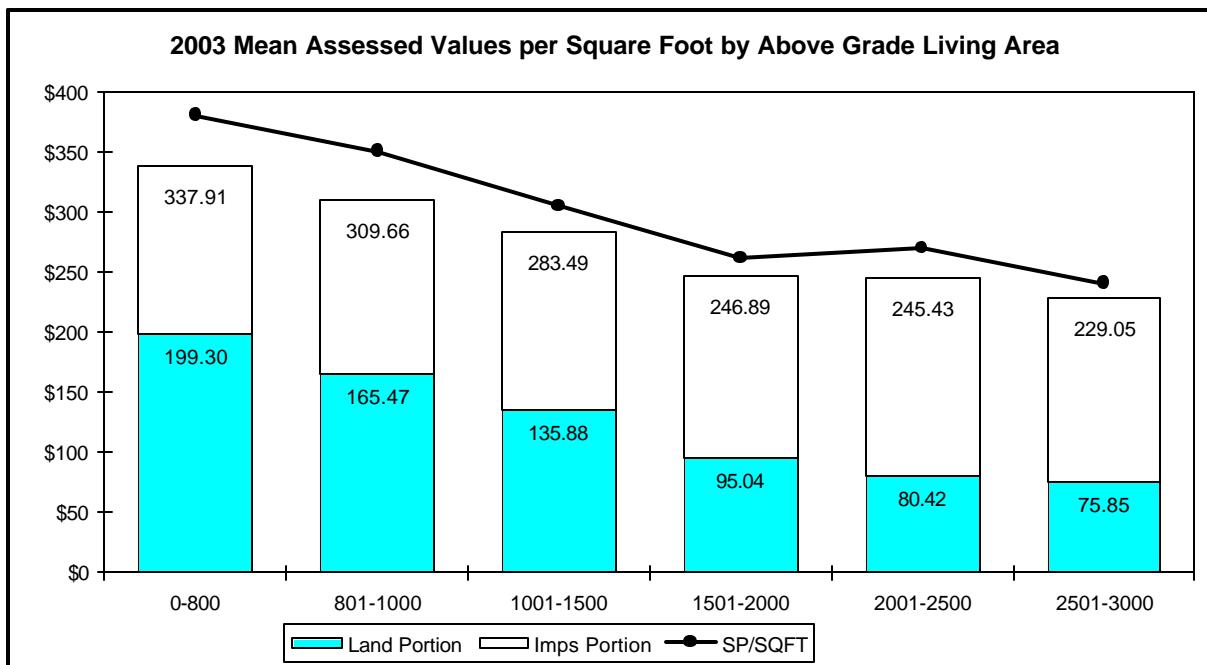
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



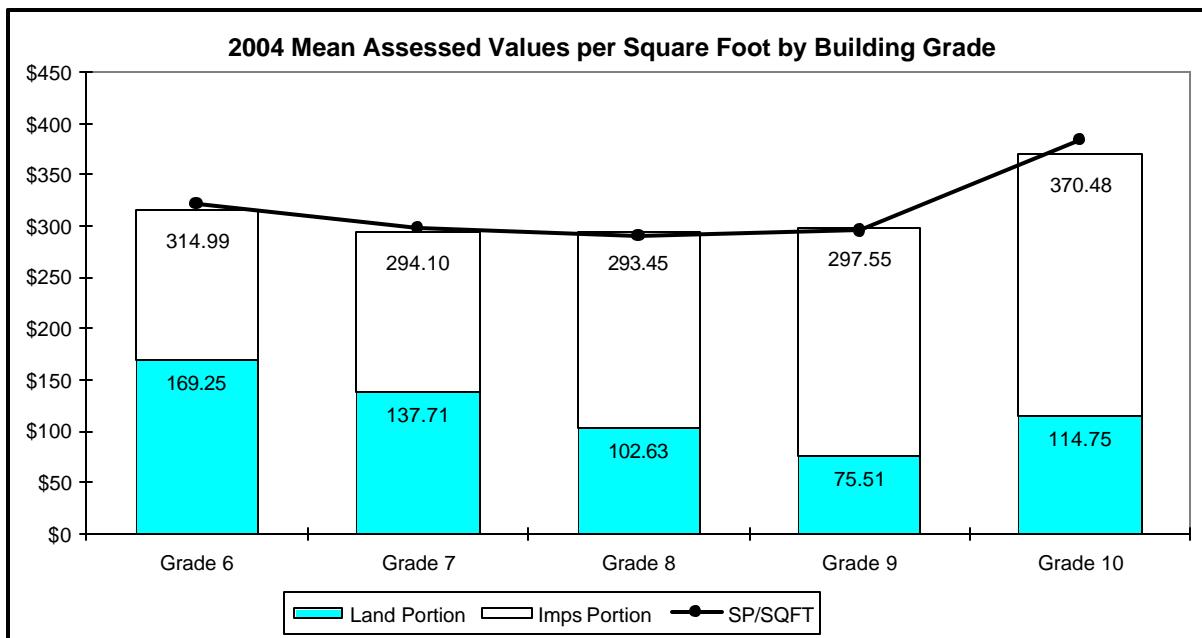
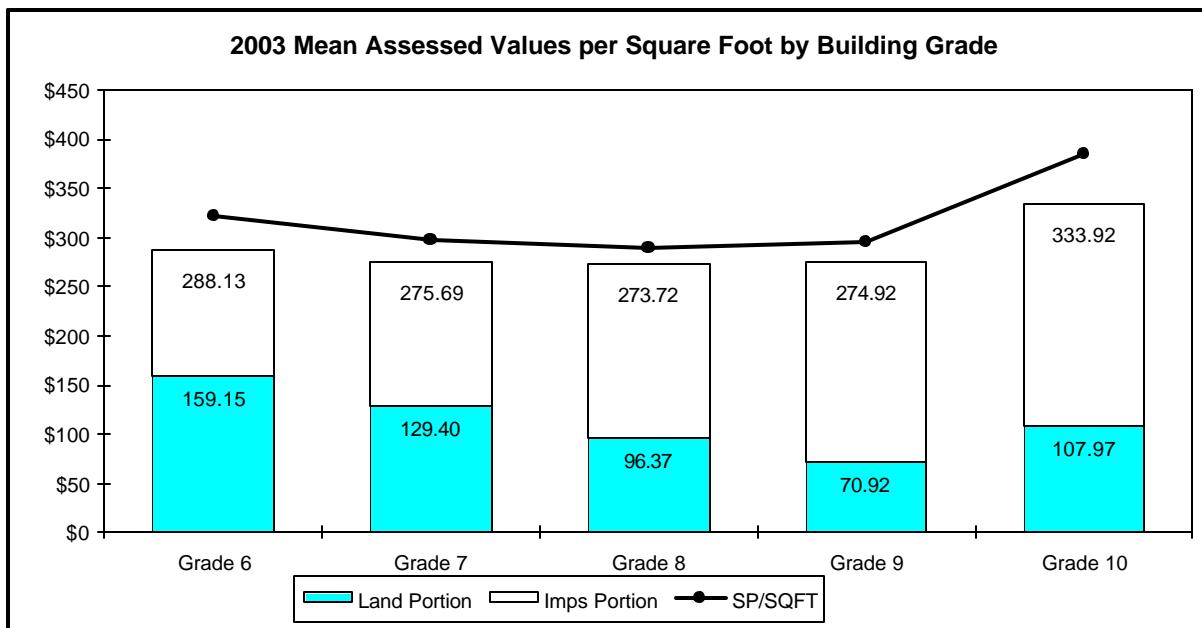
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovate as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 3 grade 10 houses in the sales population.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.068 with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 351 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with house that have less than 1000 square feet of above grade living area were at a lower assessment ratio (assessed value / sale price) than other properties and needed a greater upward adjustment than other properties in the area. Properties with houses in good or very good condition had a higher assessment ratio than other properties in the area and needed less upward adjustment than other properties.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (.9003828) + (0.07883663 \text{ if in Good or Very Good condition}) + (-0.05647814 \text{ if Above Grade Living Area is less than 1000 square feet})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value * 1.068 – new land value = new improvement value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value.
(2004 total value = 2003 total value)

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 43 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.06%

Good or Very Good Condition

Yes

% Adjustment

-8.94%

Above Grade Living

Area less than 1000 square feet

Yes

% Adjustment

7.43%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house not in good or very good condition with less than 1000 square feet of above grade living would *approximately* receive a 18.49% upward adjustment ($11.06\% + 7.43\%$). There are 472 properties in the population of which 38 have sold.

A house with less than 1000 square feet of above grade living area and in good or very good condition would *approximately* receive a 9.55% upward adjustment ($11.06\% + 7.43\% - 8.94\%$). There are 332 properties in the population of which 37 have sold.

39.9% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	60	0.909	0.986	8.5%	0.959	1.013
7	242	0.927	0.986	6.3%	0.972	0.999
8	39	0.940	1.006	7.0%	0.973	1.039
9	7	0.937	1.011	7.9%	0.936	1.086
10	3	0.865	0.959	10.9%	0.812	1.106
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1910	86	0.924	0.969	4.9%	0.944	0.994
1910-1919	61	0.944	0.999	5.9%	0.971	1.027
1920-1929	102	0.931	0.985	5.8%	0.964	1.007
1930-1949	34	0.933	1.019	9.2%	0.991	1.046
1950-1989	39	0.916	1.002	9.4%	0.969	1.035
1990-1999	12	0.878	0.965	9.9%	0.914	1.016
>1999	17	0.910	1.012	11.3%	0.967	1.058
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	167	0.887	0.991	11.6%	0.975	1.006
Good	152	0.959	0.989	3.1%	0.971	1.007
Very Good	32	0.962	0.986	2.4%	0.945	1.026
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	160	0.907	0.979	8.0%	0.964	0.994
1.5	126	0.947	0.993	4.9%	0.973	1.014
2	54	0.926	1.000	7.9%	0.973	1.026
>2	11	0.916	0.999	9.1%	0.933	1.065
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	18	0.888	0.996	12.2%	0.950	1.042
801-1000	60	0.886	0.988	11.6%	0.963	1.014
1001-1500	155	0.929	0.982	5.7%	0.965	0.999
1501-2000	96	0.947	1.003	5.9%	0.981	1.024
2001-2500	16	0.909	0.967	6.4%	0.903	1.031
>2500	6	0.954	1.002	5.0%	0.857	1.146

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

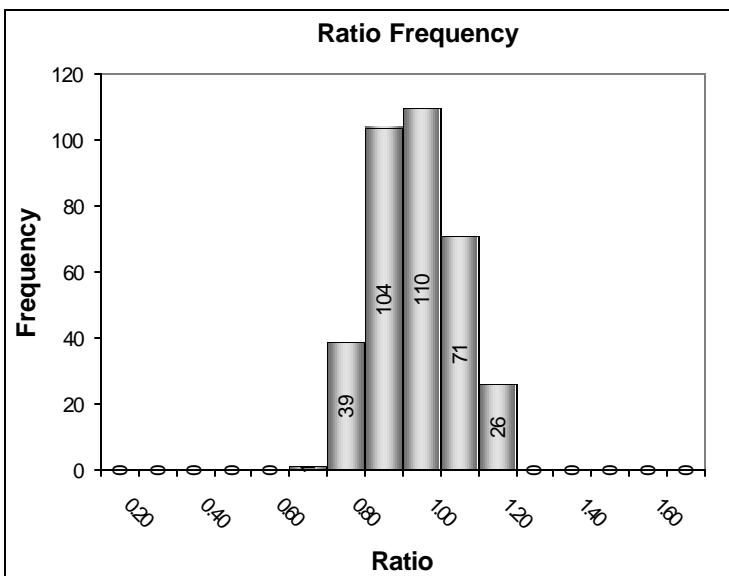
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	329	0.927	0.990	6.8%	0.979	1.002
Yes	22	0.918	0.977	6.5%	0.941	1.013
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	351	0.926	0.989	6.8%	0.978	1.000
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	215	0.926	0.986	6.4%	0.971	1.001
9	136	0.926	0.994	7.3%	0.978	1.011
Neighborhood	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0	278	0.918	0.984	7.2%	0.971	0.996
1	64	0.948	1.006	6.2%	0.981	1.032
2	9	1.008	1.008	0.0%	0.922	1.094
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	21	0.915	0.993	8.4%	0.950	1.036
3000-3999	129	0.922	0.991	7.5%	0.973	1.010
4000-4999	127	0.934	0.991	6.2%	0.972	1.010
5000-5999	31	0.913	0.983	7.6%	0.945	1.020
6000-6999	30	0.946	0.996	5.4%	0.956	1.036
>=7000	13	0.906	0.956	5.4%	0.909	1.002
Above Grade Living Area < 1000 SQ FT	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	276	0.935	0.989	5.8%	0.976	1.002
Yes	75	0.885	0.991	12.0%	0.969	1.013

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2003	Date of Report: 6/17/2004	Sales Dates: 1/2002 - 12/2003
Green Lake	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	351		
Mean Assessed Value	360,100		
Mean Sales Price	388,700		
Standard Deviation AV	94.904		
Standard Deviation SP	105.148		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.933		
Median Ratio	0.927		
Weighted Mean Ratio	0.926		
UNIFORMITY			
Lowest ratio	0.686		
Highest ratio:	1.196		
Coefficient of Dispersion	9.91%		
Standard Deviation	0.110		
Coefficient of Variation	11.78%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.945		
95% Confidence: Mean			
<i>Lower limit</i>	0.921		
<i>Upper limit</i>	0.944		
SAMPLE SIZE EVALUATION			
N (population size)	3644		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	351		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	183		
# ratios above mean:	168		
<i>Z:</i>	0.801		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



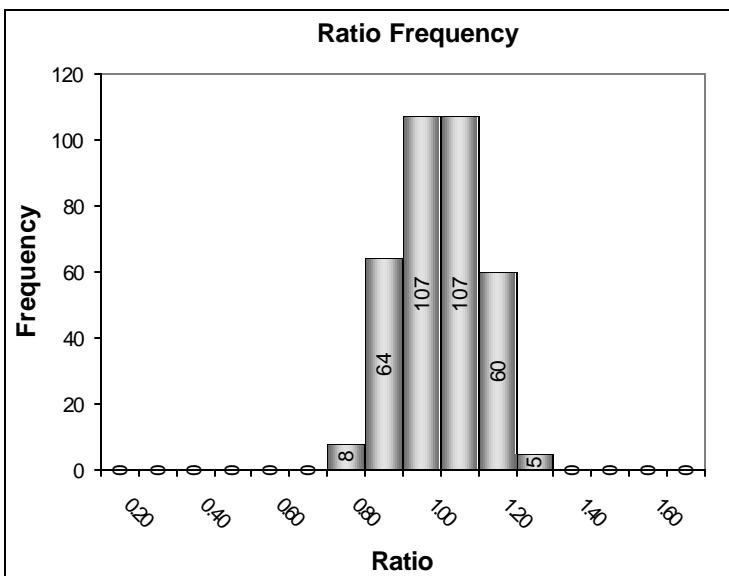
COMMENTS:

1 to 3 Unit Residences throughout area 43

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2004	Date of Report: 6/17/2004	Sales Dates: 1/2002 - 12/2003
Area Green Lake	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	351		
Mean Assessed Value	384,500		
Mean Sales Price	388,700		
Standard Deviation AV	95,800		
Standard Deviation SP	105,148		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.997		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.761		
Highest ratio:	1.237		
Coefficient of Dispersion	8.91%		
Standard Deviation	0.105		
Coefficient of Variation	10.56%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.015		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3644		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.105		
Recommended minimum:	18		
Actual sample size:	351		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	177		
# ratios above mean:	174		
<i>Z:</i>	0.160		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 45

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	2745	8/22/03	\$330,000	640	0	6	1906	4	5400	0	0	6014 MERIDIAN AV N
5	335950	0205	11/10/03	\$232,000	660	240	6	1904	3	4500	2	0	6000 5TH AV NE
5	125720	0880	2/14/03	\$257,000	660	0	6	1947	4	3060	0	0	2349 N 64TH ST
5	955020	3695	9/11/02	\$262,000	680	0	6	1912	3	3060	0	0	124 NE 52ND ST
5	955020	2540	6/6/03	\$280,000	710	0	6	1918	4	4160	0	0	313 NE 55TH ST
5	955020	2610	1/15/03	\$272,000	720	400	6	1918	3	4160	0	0	324 NE 54TH ST
5	955020	4510	3/26/03	\$260,000	720	0	6	1914	4	3060	0	0	147 NE 52ND ST
5	922240	0375	2/21/02	\$235,000	740	110	6	1923	3	3500	0	0	6320 6TH AV NE
5	955020	4515	2/19/02	\$309,000	770	120	6	1910	3	3060	0	0	149 NE 52ND ST
5	955020	2545	12/16/03	\$305,000	790	120	6	1920	3	4160	2	0	316 NE 54TH ST
5	125720	0795	7/21/03	\$277,950	800	0	6	1941	3	4230	0	0	6407 1ST AV NE
5	385690	2505	3/26/03	\$315,000	800	600	6	1920	5	3000	0	0	345 NE 58TH ST
5	125720	0470	4/22/03	\$254,000	800	0	6	1901	4	4590	0	0	109 NE 62ND ST
5	336490	0265	9/23/03	\$302,000	830	240	6	1909	3	3060	0	0	152 NE 62ND ST
5	955020	2850	6/11/02	\$250,000	830	100	6	1919	3	3570	2	0	348 NE 53RD ST
5	385690	3580	11/17/03	\$308,750	850	0	6	1903	3	3750	0	0	5627 KIRKWOOD PL N
5	125720	1255	8/8/03	\$323,000	860	0	6	1908	3	3420	0	0	2351 N 61ST ST
5	385690	3610	4/25/03	\$330,000	860	100	6	1924	3	4750	0	0	5617 KIRKWOOD PL N
5	913610	3006	6/22/03	\$365,000	860	0	6	1917	4	4013	0	0	1607 N 51ST ST
5	955120	1920	2/7/03	\$295,000	860	0	6	1901	4	3000	0	0	5840 WOODLAWN AV N
5	922240	0820	9/22/03	\$268,000	880	160	6	1924	3	3487	0	0	6009 6TH AV NE
5	385690	3835	1/31/03	\$350,000	880	880	6	1940	4	3200	0	0	2264 N 56TH ST
5	955020	3540	4/4/02	\$360,000	880	120	6	1925	4	3500	0	0	2303 N 53RD ST
5	955020	2250	7/28/03	\$320,000	880	310	6	1907	4	3120	0	0	2321 N 55TH ST
5	922240	0825	6/3/02	\$269,950	880	160	6	1923	4	3358	0	0	552 NE 60TH ST
5	385690	4120	7/3/03	\$390,000	890	0	6	1926	4	2880	0	0	5611 1ST AV NE
5	955020	2770	12/11/02	\$236,000	890	0	6	1917	3	3780	0	0	5403 5TH AV NE
5	336490	0455	8/29/02	\$270,500	890	0	6	1906	4	3375	0	0	146 NE 60TH ST
5	922240	0781	10/3/02	\$165,000	900	0	6	1908	3	3000	0	0	6027 6TH AV NE
5	385690	2605	5/2/02	\$281,000	900	0	6	1912	4	4000	0	0	319 NE 58TH ST
5	336490	0280	12/31/02	\$349,900	910	0	6	1918	4	4080	0	0	142 NE 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	2040	9/5/02	\$295,000	950	0	6	1918	3	4712	0	0	5427 KENSINGTON PL N
5	125720	2740	1/26/03	\$345,000	960	0	6	1904	4	5400	0	0	6008 MERIDIAN AV N
5	913610	3012	4/9/02	\$320,000	960	0	6	1917	4	3188	0	0	5018 WOODLAWN AV N
5	955020	3420	9/29/03	\$315,000	1020	910	6	1912	3	3302	0	0	100 NE 53RD ST
5	955120	1815	8/14/02	\$295,000	1020	0	6	1907	3	3096	0	0	5704 KENWOOD PL N
5	385690	5320	5/22/03	\$395,000	1030	160	6	1906	5	4080	0	0	114 NE 55TH ST
5	125720	1640	6/2/03	\$361,500	1040	0	6	1907	4	3060	0	0	2318 N 62ND ST
5	125720	1769	4/3/02	\$278,500	1050	0	6	1903	3	3060	0	0	2318 N 63RD ST
5	125720	1500	10/3/02	\$323,750	1100	0	6	1903	4	4896	0	0	2318 N 61ST ST
5	913610	2225	10/16/02	\$300,000	1100	1100	6	1968	4	3450	0	0	5109 WALLINGFORD AV N
5	955120	3390	2/27/02	\$399,950	1130	0	6	1900	4	3825	0	0	5854 MCKINLEY PL N
5	385690	0155	7/3/02	\$279,500	1150	0	6	1902	3	6000	0	0	315 NE 60TH ST
5	385690	2485	4/24/03	\$256,100	1220	0	6	1925	3	3000	0	0	5703 5TH AV NE
5	955120	2600	7/10/02	\$325,000	1220	0	6	1924	4	4000	0	0	5561 KENWOOD PL N
5	955020	2150	5/16/02	\$302,000	1260	0	6	1903	4	5625	0	0	5433 KIRKWOOD PL N
5	335950	0905	3/18/02	\$322,500	1360	0	6	1909	5	6000	0	0	6126 LATONA AV NE
5	385690	4795	5/21/02	\$260,000	1370	0	6	1908	3	3420	0	0	5519 5TH AV NE
5	335950	0835	9/15/03	\$338,500	1440	0	6	1901	4	3000	0	0	6055 4TH AV NE
5	913610	1530	9/10/02	\$370,000	1780	0	6	1921	4	3210	0	0	5203 MERIDIAN AV N
5	125720	2800	1/9/03	\$388,500	1790	380	6	1912	4	4590	0	0	6102 MERIDIAN AV N
5	913610	2016	1/18/02	\$389,000	2070	0	6	1909	4	3535	0	0	1623 N 52ND ST
5	913610	2226	1/28/02	\$329,000	740	740	7	1919	4	2580	0	0	5101 WALLINGFORD AV N
5	125720	0790	2/20/02	\$321,500	840	0	7	1930	3	3060	0	0	2331 N 65TH ST
5	955020	2640	7/22/03	\$299,950	840	500	7	1918	3	4160	0	0	331 NE 55TH ST
5	385690	4090	4/25/03	\$300,000	850	0	7	1936	4	4080	0	0	2326 N 56TH ST
5	955020	4050	2/8/03	\$256,500	900	0	7	1921	5	5100	0	0	349 NE 53RD ST
5	913610	0110	8/8/02	\$375,000	910	670	7	1923	4	4280	0	0	1815 N 55TH ST
5	955020	0225	3/25/02	\$340,000	910	320	7	1927	4	3060	0	0	2113 N 53RD ST
5	125720	0665	6/12/03	\$330,000	910	390	7	1916	4	3150	0	0	102 NE 64TH ST
5	955120	1860	9/12/02	\$372,302	910	710	7	1906	5	4000	0	0	5817 MCKINLEY PL N
5	385690	4310	7/2/02	\$280,000	920	0	7	1915	4	3060	0	0	128 NE 56TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	913610	0830	3/27/02	\$390,000	930	0	7	1910	4	4815	0	0	1616 N 53RD ST
5	913610	2870	3/28/03	\$279,000	950	160	7	1908	4	3745	0	0	1916 N 50TH ST
5	335950	0496	12/16/02	\$283,000	950	0	7	1942	3	4000	0	0	6312 4TH AV NE
5	955020	0310	12/5/03	\$375,000	970	0	7	1905	4	4284	0	0	2116 N 52ND ST
5	955020	0310	1/10/02	\$358,000	970	0	7	1905	4	4284	0	0	2116 N 52ND ST
5	335950	0776	10/22/02	\$298,000	970	0	7	1907	4	4050	0	0	6306 LATONA AV NE
5	955020	0510	12/26/02	\$358,950	1000	0	7	1909	4	4590	0	0	2122 N 51ST ST
5	922240	0840	8/22/02	\$267,000	1000	0	7	1923	4	3942	0	0	556 NE 60TH ST
5	385690	0830	11/17/03	\$415,000	1010	0	7	1925	3	5500	0	0	2111 N 60TH ST
5	955020	1272	11/26/03	\$374,000	1010	250	7	1924	3	3680	0	0	2318 N 52ND ST
5	125720	1010	3/24/03	\$319,500	1010	500	7	1923	3	4080	0	0	2347 N 63RD ST
5	952310	0330	6/13/03	\$315,000	1010	240	7	1921	4	3200	0	0	5406 E GREEN LAKE WY N
5	955120	2305	11/29/02	\$394,430	1010	160	7	1927	5	3678	0	0	5508 WALLINGFORD AV N
5	955020	0400	11/3/03	\$326,950	1010	0	7	1942	4	3876	0	0	2144 N 51ST ST
5	955120	2150	9/3/02	\$280,000	1020	0	7	1978	3	3500	0	0	6031 MCKINLEY PL N
5	335950	0705	9/24/02	\$349,900	1030	200	7	1907	4	6000	0	0	6325 4TH AV NE
5	955120	1430	6/26/03	\$439,000	1040	120	7	1924	4	3460	0	0	5506 WOODLAWN AV N
5	913610	1040	9/26/03	\$351,000	1040	0	7	1908	3	3531	0	0	1815 N 54TH ST
5	952310	0345	10/30/03	\$349,950	1040	210	7	1922	4	3800	0	0	5414 E GREEN LAKE WY N
5	913610	0446	2/20/02	\$383,000	1040	500	7	1923	4	4013	0	0	1620 N 54TH ST
5	952310	0355	1/30/02	\$300,000	1040	480	7	1920	4	3600	0	0	5416 E GREEN LAKE WY N
5	955120	2650	11/13/03	\$282,000	1040	0	7	1914	3	4500	0	0	5545 KENWOOD PL N
5	335950	0435	5/29/03	\$376,000	1070	0	7	1902	4	6000	0	0	6062 4TH AV NE
5	385690	3415	4/9/02	\$368,500	1090	200	7	1925	4	4300	0	0	2105 N 57TH ST
5	385690	2085	6/14/03	\$339,000	1090	910	7	1910	4	4000	0	0	149 NE 59TH ST
5	955120	1990	2/13/02	\$365,000	1090	150	7	1922	4	6000	0	0	5848 WOODLAWN AV N
5	913610	2881	6/2/03	\$275,000	1100	0	7	1908	4	3745	0	0	1924 N 50TH ST
5	125720	2060	3/17/03	\$430,000	1110	0	7	1925	4	4335	2	0	6415 WOODLAWN AV N
5	385690	3025	12/17/03	\$419,000	1120	0	7	1925	4	4000	0	0	106 NE 57TH ST
5	385690	1515	10/10/03	\$379,000	1120	150	7	1923	4	4220	0	0	2316 N 58TH ST
5	125720	0100	8/7/03	\$340,000	1120	1120	7	1949	4	6120	0	0	123 NE 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	2195	10/28/03	\$385,000	1130	220	7	1958	4	3120	0	0	2315 N 55TH ST
5	335950	0080	12/16/03	\$314,000	1130	0	7	1905	4	3000	0	0	6302 5TH AV NE
5	955020	3740	10/7/03	\$339,500	1130	550	7	1923	3	3825	0	0	150 NE 52ND ST
5	955020	5110	8/29/02	\$257,000	1130	0	7	1909	3	3919	0	0	324 NE 50TH ST
5	125720	1520	4/15/03	\$460,000	1140	0	7	1924	5	4590	0	0	2310 N 61ST ST
5	913610	1191	4/19/02	\$435,000	1140	590	7	1918	4	4815	0	0	1850 N 53RD ST
5	385690	4895	3/18/03	\$300,000	1140	0	7	1926	3	5100	0	0	343 NE 56TH ST
5	952310	0115	1/7/02	\$315,000	1140	980	7	1918	4	5000	0	0	5118 E GREEN LAKE WY N
5	913610	2005	5/31/02	\$449,000	1160	0	7	1900	5	4040	0	0	1629 N 52ND ST
5	385690	3205	2/11/03	\$367,495	1160	1190	7	1924	4	4000	0	0	2333 N 58TH ST
5	385690	4620	1/22/02	\$326,000	1160	600	7	1976	5	4080	0	0	331 NE 57TH ST
5	385690	5400	1/16/03	\$330,000	1170	0	7	1906	3	4080	0	0	108 NE 55TH ST
5	955020	1450	10/23/03	\$400,000	1180	120	7	1914	4	4375	0	0	5231 KENSINGTON PL N
5	955020	4100	6/23/03	\$340,000	1190	0	7	1924	3	4080	0	0	352 NE 52ND ST
5	336490	0110	2/3/03	\$355,000	1200	0	7	1906	4	3519	0	0	6319 LATONA AV NE
5	955020	0925	9/24/02	\$325,000	1200	1200	7	1963	3	5508	0	0	2304 N 50TH ST
5	955020	1120	9/1/03	\$419,950	1220	100	7	1912	3	3570	0	0	2336 N 51ST ST
5	335950	0810	6/2/03	\$320,000	1220	0	7	1986	3	3000	0	0	6212 LATONA AV NE
5	385690	2370	6/14/02	\$258,000	1220	0	7	1926	3	4500	0	0	351 NE 59TH ST
5	125720	0565	8/21/02	\$305,000	1220	400	7	1920	4	3060	0	0	116 NE 63RD ST
5	125720	1465	11/19/02	\$334,000	1220	170	7	1905	5	3150	0	0	2303 N 61ST ST
5	385690	5080	7/11/03	\$355,000	1240	0	7	1911	3	4080	2	0	5508 LATONA AV NE
5	385690	2275	7/8/03	\$421,000	1250	0	7	1928	3	3000	0	0	325 NE 59TH ST
5	336490	0065	8/6/03	\$440,500	1250	390	7	1914	4	3080	0	0	6409 LATONA AV NE
5	125720	0695	12/18/02	\$360,000	1250	0	7	1907	5	2652	0	0	117 NE 65TH ST
5	955020	2080	4/8/02	\$395,000	1260	0	7	1969	4	7500	0	0	5404 KEYSTONE PL N
5	125720	2045	8/7/02	\$384,000	1260	100	7	1908	4	3016	0	0	2203 N 65TH ST
5	955020	1960	6/25/02	\$343,000	1260	0	7	1911	4	5625	0	0	5431 KIRKWOOD PL N
5	385690	3225	4/18/02	\$490,000	1270	240	7	1924	4	4000	0	0	2325 N 58TH ST
5	385690	2625	2/10/03	\$417,500	1270	620	7	1908	4	4000	0	0	315 NE 58TH ST
5	385690	4389	6/18/03	\$327,000	1270	0	7	1907	3	3200	0	0	5615 LATONA AV NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	4245	11/26/02	\$389,950	1270	0	7	1903	5	3060	0	0	121 NE 57TH ST
5	913610	0886	11/18/02	\$350,000	1330	0	7	1911	4	1978	0	0	5307 WALLINGFORD AV N
5	955020	0460	4/28/03	\$350,000	1340	0	7	1908	4	3570	0	0	2134 N 51ST ST
5	955020	2190	2/5/02	\$355,000	1370	110	7	1915	4	3120	0	0	2313 N 55TH ST
5	913610	0171	8/20/02	\$355,000	1370	0	7	1913	4	4815	0	0	1810 N 54TH ST
5	125720	2375	3/25/03	\$477,000	1420	0	7	1906	3	6120	0	0	2158 N 62ND ST
5	913610	2690	6/17/03	\$396,300	1430	0	7	1984	3	3210	0	0	1817 N 51ST ST
5	385690	5245	8/11/03	\$346,500	1430	0	7	1906	4	6120	0	0	131 NE 56TH ST
5	955120	1680	5/23/02	\$459,500	1440	0	7	1984	3	6100	0	0	5710 WOODLAWN AV N
5	922240	0585	5/29/02	\$294,500	1440	120	7	1927	3	3350	0	0	6057 6TH AV NE
5	385690	3505	8/14/02	\$475,000	1450	170	7	1920	3	5625	0	0	5622 KEYSTONE PL N
5	955020	1075	6/23/03	\$325,000	1450	0	7	1911	3	3500	0	0	5015 1ST AV NE
5	913610	1171	9/3/03	\$536,000	1460	800	7	1911	4	4280	0	0	1842 N 53RD ST
5	955020	1610	10/3/02	\$505,000	1470	0	7	1928	4	3680	0	0	2219 N 54TH ST
5	125720	1305	3/14/02	\$357,000	1470	0	7	1924	4	3040	0	0	2342 N 60TH ST
5	955020	4850	6/14/02	\$360,500	1480	310	7	1908	3	4160	0	0	133 NE 51ST ST
5	955120	0635	8/12/03	\$701,000	1500	1150	7	1989	3	7200	4	0	5838 E GREEN LAKE WY N
5	335950	0975	3/7/03	\$365,000	1510	0	7	1905	4	6000	0	0	6014 LATONA AV NE
5	955020	4270	1/8/02	\$335,000	1510	0	7	1918	4	4080	0	0	332 NE 51ST ST
5	335950	0135	2/12/02	\$355,000	1510	590	7	1925	4	4000	0	0	6040 5TH AV NE
5	913610	1725	10/30/03	\$479,392	1520	0	7	1911	4	3150	0	0	1610 N 52ND ST
5	955020	0980	2/19/03	\$408,000	1520	0	7	1917	3	4080	0	0	2331 N 51ST ST
5	955020	0980	4/20/02	\$388,000	1520	0	7	1917	3	4080	0	0	2331 N 51ST ST
5	385690	3120	7/25/03	\$372,000	1520	190	7	1924	3	4000	0	0	2349 N 58TH ST
5	955020	3450	12/4/03	\$519,000	1550	220	7	1924	4	3702	0	0	2303 NE 54TH ST
5	913610	1871	5/28/03	\$535,000	1560	0	7	1900	5	5220	0	0	1422 N 52ND ST
5	955020	3100	11/3/03	\$365,000	1560	0	7	1919	3	2788	0	0	5319 LATONA AV NE
5	955020	3655	3/18/03	\$465,000	1570	180	7	1929	3	3060	0	0	121 NE 53RD ST
5	125720	0300	10/29/03	\$435,000	1570	0	7	1911	5	3600	0	0	133 NE 61ST ST
5	385690	3870	4/3/03	\$442,000	1570	0	7	1921	5	3500	0	0	2227 N 57TH ST
5	385690	3870	8/19/02	\$417,900	1570	0	7	1921	5	3500	0	0	2227 N 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955120	1615	4/21/03	\$433,500	1580	460	7	1982	3	3600	0	0	5540 WOODLAWN AV N
5	385690	0800	10/7/03	\$430,000	1580	440	7	1996	3	3000	0	0	2202 N 59TH ST
5	955020	4650	4/8/03	\$369,000	1580	0	7	1926	3	3060	0	0	109 NE 52ND ST
5	913610	1946	6/2/03	\$529,950	1600	0	7	1910	4	3420	0	0	5103 WOODLAWN AV N
5	955120	1845	6/27/03	\$550,000	1600	0	7	1912	4	3466	0	0	5813 MCKINLEY PL N
5	955020	4490	3/12/03	\$488,000	1600	0	7	1926	4	4284	0	0	137 NE 52ND ST
5	955020	0235	2/14/03	\$383,150	1600	0	7	1984	3	3060	0	0	2110 N 52ND ST
5	336490	0320	9/20/02	\$412,500	1610	0	7	1900	4	6120	0	0	143 NE 62ND ST
5	955020	3990	3/27/02	\$340,000	1610	0	7	1922	4	4080	0	0	331 NE 53RD ST
5	955020	4480	8/12/02	\$427,000	1620	0	7	1919	5	4080	0	0	146 NE 51ST ST
5	335950	0875	7/2/03	\$496,700	1640	0	7	1917	3	3700	0	0	6045 4TH AV NE
5	913610	0122	7/1/03	\$490,000	1640	0	7	1924	4	3745	0	0	5412 WALLINGFORD AV N
5	955020	5170	11/12/03	\$290,000	1640	0	7	1914	4	4080	0	0	404 NE 50TH ST
5	955120	2475	3/21/03	\$425,000	1650	0	7	1913	5	3000	0	0	5564 CANFIELD PL N
5	955020	5160	12/19/02	\$379,000	1650	300	7	1925	3	3120	0	0	341 NE 51ST ST
5	955020	5010	6/13/03	\$395,000	1660	280	7	1913	4	2760	0	0	307 NE 51ST ST
5	955020	4725	5/24/02	\$355,000	1670	0	7	1908	5	3120	0	0	115 NE 51ST ST
5	385690	2280	3/19/03	\$379,000	1670	500	7	1918	4	6000	0	0	326 NE 58TH ST
5	955120	0760	4/24/03	\$295,000	1680	840	7	2004	3	3000	0	0	5839 WOODLAWN AV N
5	385690	0650	11/13/02	\$380,000	1680	480	7	1955	3	5400	0	0	2315 N 60TH ST
5	955020	0560	10/29/03	\$400,000	1690	0	7	1907	4	3825	0	0	2115 N 52ND ST
5	955020	4520	6/2/03	\$500,000	1700	0	7	1927	4	4590	0	0	142 NE 51ST ST
5	955020	1480	6/18/03	\$535,000	1710	0	7	2000	3	3750	0	0	5120 KEYSTONE PL N
5	125720	1680	4/5/02	\$495,000	1710	0	7	1903	5	5406	0	0	2302 N 62ND ST
5	955020	4930	9/8/03	\$365,000	1720	0	7	1912	3	4400	0	0	5011 LATONA AV NE
5	955020	4930	6/14/02	\$359,000	1720	0	7	1912	3	4400	0	0	5011 LATONA AV NE
5	385690	4255	7/25/03	\$492,500	1790	0	7	2001	3	3060	0	0	113 NE 57TH ST
5	913610	2830	10/29/03	\$326,500	1810	0	7	1910	4	4013	0	0	1904 N 50TH ST
5	385690	4770	7/26/02	\$335,000	1870	0	7	1924	3	3780	0	0	354 NE 56TH ST
5	955020	0790	9/29/03	\$342,500	1870	360	7	1914	4	3658	0	0	2138 N 50TH ST
5	955020	0330	2/24/03	\$421,160	1910	150	7	1914	3	4794	0	0	2138 N 52ND ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	913610	2496	3/12/03	\$480,000	1940	360	7	1909	5	4280	0	0	1834 N 51ST ST
5	952310	0250	7/10/03	\$342,500	1960	150	7	1924	3	4000	0	0	5304 E GREEN LAKE WY N
5	385690	0560	6/12/02	\$468,000	2030	0	7	1911	5	4000	0	0	2338 N 59TH ST
5	955020	1015	4/11/03	\$335,000	2140	0	7	1924	4	6240	0	0	2342 N 50TH ST
5	913610	1628	6/26/02	\$615,000	2530	0	7	1908	4	4700	0	0	5218 WOODLAWN AV N
5	955120	3000	10/27/03	\$435,000	1230	0	8	1929	4	2457	0	0	1829 N 57TH ST
5	955120	3480	8/13/02	\$395,000	1260	420	8	1984	3	3147	0	0	6003 MERIDIAN AV N
5	125720	0290	8/21/03	\$425,000	1350	0	8	1962	3	6120	0	0	116 NE 61ST ST
5	955120	1970	2/27/03	\$485,000	1530	430	8	1988	3	3000	0	0	5847 MCKINLEY PL N
5	125720	0635	7/11/02	\$405,000	1550	500	8	1987	3	3060	0	0	116 NE 64TH ST
5	385690	3295	10/27/03	\$640,000	1580	0	8	1998	3	6000	0	0	2312 N 57TH ST
5	913610	2966	3/7/03	\$615,000	1580	460	8	1909	4	4280	0	0	1623 N 51ST ST
5	335950	0870	11/23/03	\$432,000	1680	620	8	2000	3	3000	0	0	6204 LATONA AV NE
5	955020	1200	8/4/03	\$545,000	1700	0	8	1910	5	4309	0	0	2326 N 51ST ST
5	385690	1480	11/18/03	\$445,500	1710	0	8	1995	3	3000	0	0	2312 N 58TH ST
5	955120	0795	8/27/03	\$677,000	1730	510	8	1950	4	6270	4	0	5808 E GREEN LAKE WY N
5	955120	3025	3/25/03	\$540,000	1760	0	8	2000	3	2690	0	0	5574 KENWOOD PL N
5	385690	4260	5/20/02	\$549,950	1950	760	8	2002	3	3060	0	0	117 NE 57TH ST
5	955120	1065	1/2/03	\$614,000	1990	0	8	1986	3	3600	0	0	1508 N 57TH ST
5	913610	2900	10/9/03	\$386,000	1990	800	8	1919	4	4815	0	0	5005 MERIDIAN AV N
5	913610	2245	9/17/02	\$400,000	2010	0	8	1915	4	4018	0	0	5113 MERIDIAN AV N
5	125720	1960	7/17/03	\$409,900	2030	0	8	1987	3	3060	0	0	2325 N 65TH ST
5	125720	1955	6/24/02	\$365,000	2030	0	8	1987	3	3060	0	0	2327 N 65TH ST
5	955120	0215	5/13/02	\$750,000	2240	480	8	1927	4	10100	4	0	5738 E GREEN LAKE WY N
5	955120	3050	1/29/02	\$725,000	2480	0	8	1907	5	4711	0	0	1816 N 57TH ST
5	955120	3315	5/3/03	\$858,836	2240	1100	9	2003	3	4804	0	0	5726 KEYSTONE PL N
5	955020	1570	9/25/02	\$865,500	2470	1050	9	1908	5	7500	0	0	5210 KEYSTONE PL N
5	125720	1130	2/3/03	\$599,900	2700	0	9	2002	3	4590	0	0	2343 N 62ND ST
5	955120	0225	9/26/02	\$814,000	2950	340	9	1915	5	9300	4	0	5734 E GREEN LAKE WY N
9	393190	0090	1/10/03	\$317,000	830	0	6	1947	3	6250	0	0	7521 2ND AV NE
9	091700	0155	8/20/03	\$259,950	850	0	6	1916	3	3800	0	0	1120 N 81ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	339290	0130	3/19/02	\$250,000	860	400	6	1928	5	3060	0	0	1112 N 83RD ST
9	339290	0175	11/3/03	\$295,000	920	0	6	1921	3	4590	0	0	1136 N 83RD ST
9	681510	0125	6/25/03	\$324,000	1010	0	6	1908	4	4000	0	0	7734 SUNNYSIDE AV N
9	288320	1180	10/15/03	\$354,800	1260	360	6	1942	4	4446	0	0	7530 BAGLEY AV N
9	952810	5195	1/31/03	\$312,500	1300	0	6	1900	3	6000	0	0	6513 SUNNYSIDE AV N
9	199420	0265	4/11/02	\$359,638	1490	0	6	1907	4	4950	0	0	8044 BURKE AV N
9	091700	0030	6/14/02	\$249,900	650	0	7	1947	3	3760	0	0	1138 N 82ND ST
9	803170	0255	3/8/02	\$253,000	700	0	7	1905	4	4750	0	0	401 NE 76TH ST
9	681360	0435	2/18/03	\$270,000	750	120	7	1940	3	6345	0	0	8242 CORLISS AV N
9	681360	0625	6/11/03	\$279,500	790	0	7	1940	3	4387	0	0	2316 N 80TH ST
9	240210	0495	7/30/03	\$322,250	810	0	7	1944	3	5400	0	0	8201 MERIDIAN AV N
9	062504	9016	10/8/03	\$322,000	830	0	7	1928	3	3120	0	0	1712 N 82ND ST
9	240210	0325	8/29/03	\$404,500	840	260	7	2000	3	3000	0	0	8212 MERIDIAN AV N
9	613060	0055	10/15/03	\$315,000	840	160	7	1909	3	7380	0	0	7746 BAGLEY AV N
9	414680	0050	1/18/02	\$345,000	870	710	7	1940	3	5289	0	0	8110 STONE AV N
9	551160	0500	5/8/03	\$295,000	870	0	7	1926	4	3920	0	0	1115 N 76TH ST
9	393190	0025	8/5/03	\$378,250	880	580	7	1916	3	3750	0	0	7555 2ND AV NE
9	803170	0265	5/14/03	\$375,950	900	420	7	1926	4	2376	0	0	7500 4TH AV NE
9	240210	0135	7/5/02	\$270,000	900	900	7	1952	3	3200	0	0	8218 BAGLEY AV N
9	288320	0940	10/29/03	\$389,950	910	0	7	1926	3	3600	0	0	7517 BAGLEY AV N
9	288320	1255	10/2/02	\$380,000	930	600	7	1940	4	3773	0	0	2217 N 77TH ST
9	750000	0165	12/7/02	\$311,000	970	300	7	1941	3	5100	0	0	321 NE LONGWOOD PL
9	681360	0916	3/12/03	\$311,000	970	0	7	1950	3	6076	0	0	8012 SUNNYSIDE AV N
9	199420	0026	12/5/02	\$337,000	970	240	7	1947	3	4800	0	0	8011 BURKE AV N
9	948270	0520	9/18/02	\$309,777	990	370	7	1926	3	4320	0	0	7510 WINONA AV N
9	920300	0015	12/16/02	\$272,000	990	610	7	1951	3	4356	0	0	7821 MERIDIAN AV N
9	240210	0935	5/27/03	\$300,000	990	180	7	1926	4	4700	0	0	8007 CORLISS AV N
9	948270	0080	2/18/03	\$307,950	1000	150	7	1925	3	3432	0	0	7618 WINONA AV N
9	199320	0025	4/28/03	\$370,000	1010	600	7	1982	3	5000	0	0	8240 ASHWORTH AV N
9	062504	9240	6/10/02	\$300,000	1010	0	7	1930	3	5805	0	0	8035 WALLINGFORD AV N
9	779790	0060	11/21/02	\$307,000	1010	240	7	1924	3	6000	0	0	8302 STONE AV N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	240210	0145	10/1/03	\$410,000	1020	1130	7	1976	4	6000	0	0	8226 BAGLEY AV N
9	681510	0256	12/3/02	\$315,000	1040	270	7	1954	3	4000	0	0	7708 CORLISS AV N
9	240210	0675	2/15/02	\$349,000	1040	0	7	1910	4	6000	0	0	8017 BAGLEY AV N
9	288320	0495	8/14/03	\$400,000	1050	400	7	1907	4	5600	0	0	7837 STROUD AV N
9	288320	0245	5/12/03	\$457,400	1050	0	7	1902	4	4000	4	0	2107 N 75TH ST
9	948270	0415	7/31/03	\$368,000	1050	150	7	1926	4	3160	0	0	7317 KEEN WY N
9	062504	9315	3/10/03	\$333,000	1060	250	7	1949	3	5600	0	0	8226 DENSMORE AV N
9	681360	0560	12/10/02	\$312,000	1070	0	7	1948	3	5580	0	0	8041 SUNNYSIDE AV N
9	567600	0135	3/26/02	\$308,000	1070	0	7	1954	3	3800	0	0	1148 N 84TH ST
9	339290	0135	2/25/03	\$250,000	1080	0	7	1925	4	4590	0	0	1116 N 83RD ST
9	240210	1040	12/12/03	\$324,950	1090	0	7	1940	3	3700	0	0	8050 BAGLEY AV N
9	551160	0165	11/29/02	\$405,000	1140	840	7	1924	3	4080	2	0	1334 N 77TH ST
9	551160	0165	6/11/03	\$405,000	1140	840	7	1924	3	4080	2	0	1334 N 77TH ST
9	445980	0015	1/23/02	\$410,000	1150	0	7	1928	4	3648	0	0	8205 ASHWORTH AV N
9	199420	0110	3/27/02	\$325,000	1160	200	7	1923	4	3160	0	0	8046 WALLINGFORD AV N
9	240210	0985	2/21/03	\$340,000	1160	140	7	1928	4	4000	0	0	8018 BAGLEY AV N
9	551160	0055	11/10/02	\$393,000	1170	1140	7	1926	3	4590	0	0	1128 N 77TH ST
9	445980	0020	4/17/02	\$399,000	1170	0	7	1926	3	3648	0	0	8209 ASHWORTH AV N
9	240210	0540	8/15/03	\$455,000	1190	0	7	1980	3	4905	0	0	8031 MERIDIAN AV N
9	288320	1600	5/8/02	\$365,000	1190	0	7	1907	4	4000	0	0	7539 1ST AV NE
9	288320	1600	4/18/03	\$347,500	1190	0	7	1907	4	4000	0	0	7539 1ST AV NE
9	551160	0310	8/14/03	\$345,600	1200	0	7	1927	3	3800	0	0	1164 N 76TH ST
9	062504	9214	5/29/03	\$335,000	1200	600	7	1943	3	7155	0	0	8030 DENSMORE AV N
9	681360	0960	7/10/02	\$335,000	1230	490	7	1983	3	3720	2	0	8034 SUNNYSIDE AV N
9	551160	0535	2/21/02	\$390,000	1230	0	7	1926	3	4988	0	0	1143 N 76TH ST
9	240210	0095	1/7/03	\$375,000	1240	0	7	1924	4	4500	0	0	8201 CORLISS AV N
9	750000	0066	8/15/02	\$321,500	1240	700	7	1948	4	6200	0	0	305 NE 77TH ST
9	952810	5285	7/25/02	\$357,000	1240	0	7	1904	4	4645	0	0	6542 WOODLAWN AV N
9	240210	0620	3/19/02	\$382,000	1260	360	7	1951	3	4700	0	0	8045 BAGLEY AV N
9	920300	0010	6/11/03	\$350,000	1270	0	7	1930	3	4400	0	0	2023 N 80TH ST
9	199420	0200	5/30/03	\$381,513	1280	0	7	1925	3	3850	0	0	8029 STROUD AV N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0545	6/19/03	\$455,000	1290	800	7	1903	4	2828	0	0	7830 STROUD AV N
9	393190	0380	5/15/03	\$400,000	1320	0	7	1927	3	4810	0	0	7651 LATONA AV NE
9	288320	1005	4/1/03	\$474,000	1330	120	7	1939	4	7200	0	0	7551 BAGLEY AV N
9	681410	0111	12/22/03	\$399,990	1350	0	7	1928	3	3720	0	0	202 NE 77TH ST
9	062504	9339	6/24/02	\$370,000	1350	260	7	1954	3	4050	0	0	1112 N 78TH ST
9	681410	0111	6/20/03	\$380,000	1350	0	7	1928	3	3720	0	0	202 NE 77TH ST
9	062504	9342	10/7/02	\$365,000	1350	1010	7	1921	3	7290	0	0	8215 WALLINGFORD AV N
9	681360	0850	6/25/03	\$290,000	1360	1120	7	1949	3	5580	0	0	8025 1ST AV NE
9	339290	0055	9/10/03	\$375,000	1400	470	7	1920	3	6000	0	0	1137 N 83RD ST
9	339290	0055	3/22/02	\$334,900	1400	470	7	1920	3	6000	0	0	1137 N 83RD ST
9	551160	0185	9/6/02	\$512,000	1430	0	7	1924	4	4000	2	0	7707 WINONA AV N
9	681360	0885	5/28/02	\$382,000	1440	0	7	1906	3	7316	0	0	8003 1ST AV NE
9	240210	0055	3/3/03	\$392,000	1460	0	7	1926	4	5000	0	0	8227 CORLISS AV N
9	240210	0630	12/1/03	\$375,000	1460	0	7	1929	4	4200	0	0	8039 BAGLEY AV N
9	240210	0630	3/27/02	\$350,000	1460	0	7	1929	4	4200	0	0	8039 BAGLEY AV N
9	681510	0350	8/1/03	\$485,000	1470	0	7	1929	4	4000	0	0	7733 CORLISS AV N
9	681510	0350	1/9/02	\$422,000	1470	0	7	1929	4	4000	0	0	7733 CORLISS AV N
9	445980	0140	2/22/02	\$425,000	1470	220	7	1928	4	5019	0	0	8224 INTERLAKE AV N
9	199420	0435	10/14/02	\$460,000	1480	0	7	1929	3	4588	0	0	8044 STROUD AV N
9	240210	1025	5/1/03	\$415,000	1480	0	7	1951	3	6000	0	0	8040 BAGLEY AV N
9	750000	0156	7/17/03	\$334,000	1480	480	7	1941	4	6630	0	0	327 NE LONGWOOD PL
9	240210	0280	8/7/02	\$385,000	1500	610	7	1986	3	3000	0	0	8211 BAGLEY AV N
9	952810	4835	12/23/03	\$422,000	1510	0	7	1909	4	4000	0	0	6517 LATONA AV NE
9	393190	0555	11/21/02	\$305,000	1510	0	7	1904	4	5590	0	0	7546 2ND AV NE
9	288320	1170	1/13/03	\$540,000	1520	0	7	1925	4	5031	0	0	7435 CORLISS AV N
9	199420	0470	1/10/03	\$411,000	1520	220	7	1998	3	3145	0	0	8056 STROUD AV N
9	062504	9286	6/19/03	\$399,500	1530	0	7	1950	4	4944	0	0	1328 N 78TH ST
9	952810	0330	12/22/03	\$479,000	1600	0	7	1903	4	7150	0	0	6633 WOODLAWN AV N
9	947320	0070	4/23/02	\$375,000	1610	0	7	1941	5	5535	0	0	8014 INTERLAKE AV N
9	288320	1100	3/15/02	\$405,000	1620	300	7	1926	4	4680	0	0	7502 BAGLEY AV N
9	551160	0180	7/26/02	\$540,000	1720	0	7	1924	4	3880	2	0	7703 WINONA AV N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	393190	0035	5/22/02	\$446,500	1720	580	7	1909	4	4125	0	0	7549 2ND AV NE
9	393190	0415	8/20/02	\$454,000	1750	700	7	1990	3	5200	0	0	7607 LATONA AV NE
9	750000	0205	7/23/02	\$379,900	1760	0	7	1910	4	4590	2	0	329 NE 76TH ST
9	681510	0005	10/3/02	\$349,950	1780	0	7	1903	3	3800	0	0	7759 1ST AV NE
9	240210	0285	8/14/02	\$372,500	1820	550	7	1986	3	3000	0	0	8207 BAGLEY AV N
9	750000	0210	7/12/02	\$375,000	1830	0	7	1991	3	4590	2	0	323 NE 76TH ST
9	750000	0035	9/23/02	\$340,000	1850	0	7	1908	3	5925	0	0	318 NE LONGWOOD PL
9	952810	5270	5/28/03	\$425,000	1850	850	7	1906	4	4500	0	0	6537 SUNNYSIDE AV N
9	681510	0324	9/6/02	\$308,000	1860	0	7	1986	3	2807	0	0	7757 CORLISS AV N
9	288470	0085	7/18/02	\$475,000	1870	0	7	1902	3	7200	0	0	7658 E GREEN LAKE DR N
9	062504	9261	2/7/02	\$480,000	1900	0	7	1939	3	5450	0	0	1303 N 78TH ST
9	288320	0205	2/27/02	\$475,000	1930	0	7	1905	4	4268	2	0	7411 BAGLEY AV N
9	288320	0810	1/10/03	\$513,000	1940	0	7	1907	4	6600	0	0	2017 N 77TH ST
9	288320	1525	4/10/02	\$659,950	2130	800	7	1907	5	4180	0	0	7516 SUNNYSIDE AV N
9	288320	1220	8/22/03	\$463,000	2260	500	7	1908	3	4680	0	0	7457 CORLISS AV N
9	288320	0605	4/1/02	\$595,000	2870	0	7	1902	4	6000	0	0	7860 STROUD AV N
9	445980	0005	11/5/03	\$393,000	1160	0	8	1930	3	4427	0	0	1410 N 82ND ST
9	240210	0955	7/24/02	\$340,000	1350	700	8	1960	3	4829	0	0	2202 N 80TH ST
9	445980	0060	2/26/02	\$381,000	1370	0	8	1928	3	4923	0	0	8239 ASHWORTH AV N
9	677220	0095	10/15/03	\$572,000	1500	800	8	1927	5	9100	0	0	2124 N 77TH ST
9	952810	1032	10/24/03	\$357,950	1520	0	8	2003	3	1800	0	0	7406 LATONA AV NE
9	750000	0095	10/28/02	\$419,000	1520	330	8	1947	3	5100	0	0	312 NE LONGWOOD PL
9	952810	1031	12/22/03	\$357,615	1520	0	8	2003	3	1400	0	0	7406 LATONA AV NE
9	952810	1040	6/30/03	\$369,950	1520	0	8	2002	3	1215	0	0	7412 A LATONA AV NE
9	952810	1041	3/25/03	\$365,950	1520	0	8	2002	3	1215	0	0	7412 B LATONA AV NE
9	952810	1030	10/13/03	\$364,000	1550	0	8	2003	3	1200	0	0	7406 LATONA AV NE
9	288320	0830	6/20/03	\$525,000	1570	600	8	1905	5	3375	2	0	2029 N 77TH ST
9	288320	1520	4/24/02	\$497,000	1600	0	8	1922	5	4000	0	0	7522 SUNNYSIDE AV N
9	091700	0330	5/22/03	\$325,000	1650	0	8	1930	3	3800	0	0	1136 N 80TH ST
9	288320	0175	9/19/03	\$487,000	1750	500	8	1931	4	4550	0	0	2421 N 75TH ST
9	288320	1290	11/1/02	\$690,000	1830	0	8	1987	3	4000	0	0	7476 CORLISS AV N

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	0180	6/14/03	\$549,000	1980	0	8	1901	4	4375	0	0	7467 WOODLAWN AV NE
9	952810	0275	11/1/03	\$825,000	2070	0	8	1999	3	4070	4	0	6644 E GREEN LAKE WY N
9	288320	1455	3/26/02	\$639,000	2130	0	8	1996	3	4000	0	0	7501 SUNNYSIDE AV N
9	952810	0130	11/5/02	\$620,000	2570	820	8	1998	4	4400	0	0	6531 WOODLAWN AV N
9	952810	1025	10/27/03	\$589,950	2010	0	9	2002	3	1837	0	0	7400 LATONA AV NE
9	952810	1025	10/10/02	\$579,000	2010	0	9	2002	3	1837	0	0	7400 LATONA AV NE
9	551160	0170	10/25/03	\$650,000	2560	0	9	2001	3	4080	2	0	1338 N 77TH ST
9	288320	0376	12/3/02	\$490,000	1290	0	10	1998	3	1107	0	0	7722 E GREEN LAKE DR N
9	288320	0377	7/15/03	\$485,000	1290	0	10	1998	3	1401	0	0	7724 E GREEN LAKE DR N
9	288320	0378	5/15/02	\$620,000	1560	0	10	1998	3	2146	2	0	7728 E GREEN LAKE DR N

Improved Sales Removed from this Annual Update Analysis
Area 43 (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0575	10/20/03	\$325,000	Limited Representation
5	125720	0910	2/22/02	\$255,000	Limited Representation
5	125720	1095	1/21/02	\$23,498	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	125720	1770	5/14/03	\$49,426	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	125720	1825	7/1/03	\$419,000	Questionable data
5	125720	2275	1/8/02	\$10,153	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	125720	2375	4/24/02	\$305,000	NO MARKET EXPOSURE
5	125720	2384	6/20/02	\$366,000	Obsol
5	125720	2420	9/26/03	\$281,000	Limited Representation
5	125720	2500	11/12/02	\$137,188	STATEMENT TO DOR; DOR Ratio
5	125720	3150	8/8/03	\$315,000	Diagnostic Outlier
5	335950	0306	8/19/02	\$350,000	Senior Value
5	335950	0425	9/27/02	\$271,500	Obsol
5	335950	0555	1/9/03	\$323,500	Questionable data
5	335950	0875	3/7/03	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	335950	0960	7/24/02	\$279,950	Diagnostic Outlier
5	336490	0265	8/15/03	\$315,038	EXEMPT FROM EXCISE TAX
5	385690	0340	11/4/03	\$394,000	Questionable data
5	385690	0340	1/10/02	\$103,854	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	385690	0550	7/22/03	\$755,000	Questionable data
5	385690	0550	11/14/02	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	385690	1160	9/11/03	\$478,500	Questionable data
5	385690	1390	5/6/02	\$290,000	PrevImp<=10K
5	385690	1450	10/24/03	\$285,000	Obsol
5	385690	1690	1/28/02	\$625,000	NON-REPRESENTATIVE SALE
5	385690	1960	1/29/03	\$60,680	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
5	385690	2290	3/20/03	\$39,112	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	385690	2490	8/28/03	\$27,045	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	385690	2510	9/4/02	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	385690	3145	10/22/02	\$72,430	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	385690	3255	12/5/02	\$113,159	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	385690	3300	10/14/02	\$190,000	DOR Ratio
5	385690	3305	1/29/03	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	385690	3820	2/15/02	\$280,000	NON-REPRESENTATIVE SALE
5	385690	3820	9/29/03	\$110,179	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	385690	3945	3/27/03	\$151,998	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	385690	4280	7/21/03	\$435,000	Questionable data
5	385690	4385	7/3/03	\$355,000	Obsol
5	385690	4705	7/10/02	\$200,000	QUIT CLAIM DEED; STATEMENT TO DOR
5	385690	4740	1/22/03	\$238,775	NON-REPRESENTATIVE SALE
5	385690	4895	10/23/02	\$250,000	Diagnostic Outlier
5	385690	5060	8/18/03	\$319,000	Questionable data
5	385690	5095	10/9/02	\$378,000	UnFinArea
5	385690	5205	2/26/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	913610	0542	3/13/02	\$148,716	DOR Ratio

Improved Sales Removed from this Annual Update Analysis
Area 43 (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	913610	0776	10/21/03	\$663,000	Property assessed is different than property sold
5	913610	0940	9/9/03	\$175,000	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
5	913610	1121	6/13/02	\$275,000	NO MARKET EXPOSURE
5	913610	1121	6/12/03	\$415,000	Questionable data
5	913610	1251	7/10/03	\$387,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	913610	1537	12/15/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	913610	1991	9/22/03	\$85,767	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	913610	2466	9/12/02	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	913610	2490	1/3/03	\$170,000	NO MARKET EXPOSURE
5	913610	2695	8/8/02	\$317,500	Diagnostic Outlier
5	913610	2830	10/29/03	\$76,844	QUIT CLAIM DEED; STATEMENT TO DOR
5	913610	2966	2/1/02	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	913610	2976	6/11/02	\$470,000	NO MARKET EXPOSURE
5	913610	3036	9/18/02	\$260,000	STATEMENT TO DOR
5	922240	0792	1/4/02	\$330,000	NO MARKET EXPOSURE
5	922290	0010	8/22/03	\$415,000	Property assessed is different than property sold
5	952310	0035	6/18/03	\$302,500	%Compl
5	955020	0275	2/27/03	\$252,500	PARTIAL INTEREST (103, 102, Etc.)
5	955020	0880	11/10/03	\$840	DOR Ratio
5	955020	0930	10/24/03	\$44,238	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	955020	1045	11/18/02	\$273,000	Obsol
5	955020	1300	4/15/02	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	1990	3/17/02	\$575,000	Property assessed is different than property sold
5	955020	2530	10/30/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	2640	9/10/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	2680	10/11/02	\$45,638	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
5	955020	2730	11/11/03	\$205,000	Limited Representation
5	955020	2770	4/11/02	\$135,000	NON-REPRESENTATIVE SALE
5	955020	2780	11/19/02	\$92,500	DOR Ratio
5	955020	3060	9/9/03	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955020	3335	3/22/02	\$76,474	DOR Ratio
5	955020	4000	6/11/03	\$290,000	Diagnostic Outlier
5	955020	4170	10/25/02	\$270,000	Value change by Appeal
5	955020	4270	6/2/03	\$147,565	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
5	955020	4560	3/28/03	\$309,000	Diagnostic Outlier
5	955120	0140	7/29/02	\$247,000	DOR Ratio
5	955120	1155	8/18/03	\$681,800	Diagnostic Outlier
5	955120	1355	5/21/02	\$290,000	NO MARKET EXPOSURE
5	955120	1650	9/27/02	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	955120	1890	12/10/02	\$240,000	TEAR DOWN
5	955120	2325	11/18/02	\$270,000	NON-REPRESENTATIVE SALE
5	955120	2415	7/20/03	\$339,000	Limited Representation
5	955120	2445	5/22/02	\$118,993	STATEMENT TO DOR; DOR Ratio
5	955120	2520	3/13/02	\$226,000	NON-REPRESENTATIVE SALE
5	955120	2890	5/8/02	\$610,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 43 (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955120	2905	5/28/02	\$730,000	Diagnostic Outlier
5	955120	3130	12/3/02	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	955120	3205	7/22/03	\$557,500	Diagnostic Outlier
5	955120	3315	10/7/02	\$390,000	DOR Ratio
9	062504	9168	7/14/03	\$28,547	CORPORATE AFFILIATES; QUIT CLAIM DEED
9	062504	9317	9/30/03	\$101,627	%Compl; RELATED PARTY, FRIEND, OR NEIGHBOR
9	062504	9348	3/17/03	\$275,500	NON-REPRESENTATIVE SALE
9	062504	9350	10/27/02	\$130,000	Land Sale
9	062504	9350	11/13/03	\$385,000	Property Assessed is different than property sold
9	199420	0279	10/21/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	199420	0375	8/27/03	\$365,000	Property assessed is different than property sold
9	240210	0120	12/10/02	\$345,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	240210	0155	8/21/02	\$278,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	240210	0265	11/21/02	\$270,000	Diagnostic Outlier
9	288320	0515	5/7/02	\$225,000	NO MARKET EXPOSURE
9	288320	0640	9/10/03	\$144,582	DOR Ratio
9	288320	0895	6/18/03	\$750,000	NO MARKET EXPOSURE
9	288320	1500	7/2/03	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	288320	1600	4/18/03	\$347,500	RELOCATION - SALE BY SERVICE
9	288320	1625	5/20/02	\$45,000	QUIT CLAIM DEED; UnFinArea; DOR Ratio
9	288320	1840	2/4/02	\$322,000	Diagnostic Outlier
9	288470	0015	8/28/02	\$490,000	Obsol
9	339290	0185	8/26/02	\$152,500	DOR Ratio
9	393190	0355	5/29/02	\$64,666	QUIT CLAIM DEED; DOR Ratio
9	445980	0070	10/16/03	\$370,000	Diagnostic Outlier
9	551160	0145	7/10/02	\$370,000	QUESTIONABLE PER APPRAISAL
9	551160	0155	3/22/02	\$419,000	QUESTIONABLE PER APPRAISAL; FORCED SALE
9	551160	0210	6/7/02	\$295,000	NON-REPRESENTATIVE SALE
9	551160	0395	1/29/02	\$320,000	Limited Representation
9	551160	0435	10/6/03	\$305,100	Diagnostic Outlier
9	551160	0530	6/28/02	\$399,950	UnFinArea
9	567600	0105	7/1/03	\$142,000	DOR Ratio
9	567600	0145	6/3/03	\$132,500	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	567600	0165	5/19/03	\$188,700	NON-REPRESENTATIVE SALE
9	681360	0365	3/8/02	\$370,000	NON-REPRESENTATIVE SALE
9	681360	0425	5/24/03	\$61,362	DOR Ratio
9	681410	0111	6/20/03	\$380,000	RELOCATION - SALE TO SERVICE
9	681410	0211	12/16/02	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	681410	0265	12/3/03	\$326,000	EXEMPT FROM EXCISE TAX
9	681510	0145	8/21/03	\$420,000	STATEMENT TO DOR
9	681510	0250	3/26/02	\$163,446	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
9	681510	0350	8/1/03	\$485,000	Duplicate Excise Affidavit
9	779790	0080	12/13/02	\$407,500	Diagnostic Outlier
9	920300	0160	5/23/03	\$333,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	940280	0016	9/5/02	\$320,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 43 (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	940280	0020	10/16/02	\$357,500	QUESTIONABLE PER SALES IDENTIFICATION
9	940280	0060	6/30/03	\$390,161	Questionable data
9	947320	0005	11/25/02	\$235,000	NO MARKET EXPOSURE
9	948270	0390	10/4/02	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	952810	0315	12/23/02	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	952810	0901	10/24/02	\$435,000	%Compl
9	952810	0915	8/12/03	\$500,000	Obsol
9	952810	1026	9/11/02	\$424,000	NO MARKET EXPOSURE
9	952810	1030	2/28/02	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	952810	1040	1/6/03	\$100,000	CORPORATE AFFILIATES; DOR Ratio
9	952810	1040	1/25/02	\$275,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
9	952810	1042	6/9/03	\$389,000	BUILDER OR DEVELOPER SALES
9	952810	4795	9/11/03	\$365,000	Diagnostic Outlier
9	952810	4885	8/30/02	\$650,000	Diagnostic Outlier
9	952810	5195	5/2/02	\$270,000	NO MARKET EXPOSURE
9	952810	5306	12/12/02	\$240,000	EXEMPT FROM EXCISE TAX



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Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr